

Doc. # 4695

MEMORANDUM

DECEMBER 5, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty-two zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u>	
			<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	5	2	1	3
Major new housing or rehabilitation	1	2		3
Residential (building expansions, subdivisions, etc.)	4	2		
Parking; gas stations; repair garages		1		1
Industrial; chemical storage				
Institutional	2			
Commercial; office; business	1	2		
Hotels; restaurants	1			
Signs	1			

We recommend approval of five residential conversions:

Z-8102: 131-133 G Street, South Boston. Conversion to three-family dwelling.

Z-8133-34: 621-625 East Second Street, South Boston. Legalize three-family occupancies.

Z-8113: 74 East Brookline Street, Boston. Legalize occupancy: four apartments.

Z-8137: 597 Metropolitan Avenue, Roslindale. Convert to three-family dwelling.

Z-8317: 8 Walter Street, Roslindale. Convert to two-family dwelling.

We recommend approval of three new housing/rehabilitation referrals:

- Z-8120: 47 Ridge Street, Roslindale. Erect two-family dwelling.
- Z-8189: 140 Humboldt Avenue, Roxbury. Forty-one low- & moderate-income units.
- Z-8287-8288: 395-397 & 400 Massachusetts Avenue, Boston. Forty-eight low- & moderate-income units.
- Z-8167: 286 Bowen Street, Boston. Replace deck in rear yard.

We recommend approval of three residential building expansions, subdivision referrals:

- Z-8108: 50 Hemlock Street, West Roxbury. Addition to one-family dwelling.
- Z-8114: 74 Frankfort Street, East Boston. Enclose rear porches.
- Z-8123: 42-44 Garden Street, Boston. Interior expansion.

We recommend approval of two institutional referrals:

- Z-8116: 45 Magnolia Street, Roxbury. Little Sisters of Assumption Shelter for Homeless.
- Z-8112: 1100 VFW Parkway, West Roxbury. Addition to nursing home.

We recommend approval of one commercial, office, business referral:

- Z-8121: 423-429 Boylston Street, Boston. Nine-story office/retail, restaurant structure.

We recommend approval of one restaurant referral:

- Z-8110: 284-286 Hanover Street, Boston. Basement expansion of street-level restaurant.

We recommend approval of one sign referral:

- Z-8099-8100: 50 Fruit Street and 10 Parkman Street, Boston. Massachusetts General Hospital identification signs.

We recommend denial of seven referrals:

- Z-8013: 83 Russett Road, West Roxbury. Three-family dwelling inappropriate.
- Z-8104: 451 Beacon Street, Boston. Art gallery inappropriate.
- Z-8119: 71 Chestnut Street, Boston. Boutique would create undesirable precedent.

- Z-8130: 34-36 H Street, South Boston. Addition abuts residential properties.
- Z-8137: 1341-1355 Boylston Street, Boston. Temporary parking in West Fens area.
- Z-8107: 60 Rutland Street, Boston. Dormer addition.
- Z-8109: 448 Shawmut Avenue, Boston. Dormer addition.

We recommend denial without prejudice of one referral:

- Z-8254: 396 Meridian Street, East Boston. Need for off-street parking.

We recommend deferral of seven referrals:

- Z-8135: 728R-730R East Eighth Street, South Boston. Neighborhood concerns to be addressed and resolved.
- Z-8122: 5 Badger Place, Charlestown. Petitioner must address abutter concerns.
- Z-8262: 350 West Fourth Street, South Boston. Petitioner must meet with Authority and community.
- Z-8118: 30 Union Street, Brighton. Concerns must be addressed and resolved.
- Z-8124: 62 Gordon Street, Allston. Proposed Interim Planning Overlay District.
- Z-8131: 428 Cambridge Street, Allston. Proposed Interim Planning overlay District.
- Z-8105: 17 Adamson Street, Brighton. Proposed Interim Planning Overlay District.

BOARD OF APPEAL REFERRALS

December 5, 1985

Hearing

1.	Z-8013	12/17/85	Matthew Kaiser 83 Russet Road, West Roxbury
2.	Z-8099-8100	12/10/85	Massachusetts General Hospital 50 Fruit Street & 10 Parkman Street, Boston
3.	Z-8102	12/10/85	Rowana B. Daly 131-133 G Street, South Boston
4.	Z-8104	12/10/85	Mary E. & John D. Peters 451 Beacon Street, Boston
5.	Z-8105	12/17/85	Vasilios Davos 17 Adamson Street, Brighton
6.	Z-8107	12/10/85	Paul Berkovitz 60 Rutland Street, Boston
7.	Z-8108	12/10/85	Gizella Mouratian, Trustee 50 Hemlock Road, West Roxbury
8.	Z-8109	12/10/85	Gold Associates 448 Shawmut Avenue, Boston
9.	Z-8110	12/10/85	Frank Angiulo Frank Pezzano, Lessee 284-286 Hanover Street, Boston
10.	Z-8112	12/10/85	Hillhaven of Massachusetts, Inc. 100 VFW Parkway, West Roxbury
11.	Z-8113	12/10/85	Robert Flood 74 East Brookline Street, Boston
12.	Z-8114	12/10/85	Donato DiPietro 74 Frankfort Street, East Boston
13.	Z-8116	12/10/85	Little Sisters of the Assumption 45 Magnolia Street, Dorchester
14.	Z-8118	12/17/85	David Berwick & Scott Nelson 30 Union Street, Brighton
15.	Z-8119	12/17/85	Louis J. Rubbico 71 Chestnut Street, Boston
16.	Z-8120	12/7/85	J. M. Realty Trust 47 Ridge Street, Roslindale
17.	Z-8121	12/17/85	Book Associates 423-429 Boylston Street, Boston
18.	Z-8122	12/17/85	Frank Rolinson 5 Badger Place, Charlestown

BOARD OF APPEAL REFERRALS

December 5, 1985

Hearing

19.	Z-8123	12/17/85	Linda S. Konnersman, Trustee 42-44 Garden Street, Boston
20.	Z-8124	12/17/85	John Rowley 62 Gordon Street, Allston
21.	Z-8130	12/17/85	Lloyd W. Prescott 34-36 H Street, South Boston
22.	Z-8131	12/17/85	Matthew Chaet 428 Cambridge Street, Allston
23.	Z-8133-8134	12/17/85	Rocco Cammarata 621-625 East Second Street South Boston
24.	Z-8135-8136	12/17/85	Henry Parodi 728-730R East Eighth Street South Boston
25.	Z-8137	12/10/85	Goodyear Tire Company Mattes Management Co., Inc. 1341-1355 Boylston Street Boston
26.	Z-8143	12/10/85	Joan DeSalvo 597 Metropolitan Avenue Hyde Park
27.	Z-8167	12/17/85	John W. Desch, Jr. 286 Bowen Street, South Boston
28.	Z-8189	12/10/85	Cass House Associates 140 Humboldt Avenue, Roxbury
29.	Z-8254	12/17/85	Anthony Virgilio 396 Meridian Street East Boston
30.	Z-8262	12/10/85	Trustees of Urban Renaissance Properties Realty Trust 350 West Fourth Street South Boston
31.	Z-8287-8288	12/10/85	Tenant Development Corporation 395-397 & 400 Massachusetts Avenue Boston
32.	Z-8317	12/17/85	Donald & Christine McGee 8 Walter Street, Roslindale

MEMORANDUM

December 5, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/17/85 Z-8013
Matthew Kaiser
83 Russett Road
West Roxbury

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.
Insufficient lot area.
Excessive floor area.

VOTED: In reference to petition Z-8013, Matthew Kaiser,
83 Russett Road, West Roxbury, for forbidden use
and two variances for change of occupancy from
two- to three- family dwelling in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends denial. Three-family dwelling is
inappropriate and undesirable in predominant
single-family neighborhood. Work performed without
permit. Inspectional Services application indicates
a two-family dwelling has existed at site since
1926.

Z-8013

83 RUSSET RD. WEST ROXBURY



Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8099-8100
Massachusetts General Hospital
50 Fruit Street &
10 Parkman Street
Boston

Site: Hospital complex

District(s): Apartment (H-4-D)

Purpose: Erect two flat signs.

Violation(s): Excessive size of signs.

Signs, except parking signs, not allowed on parking garages.

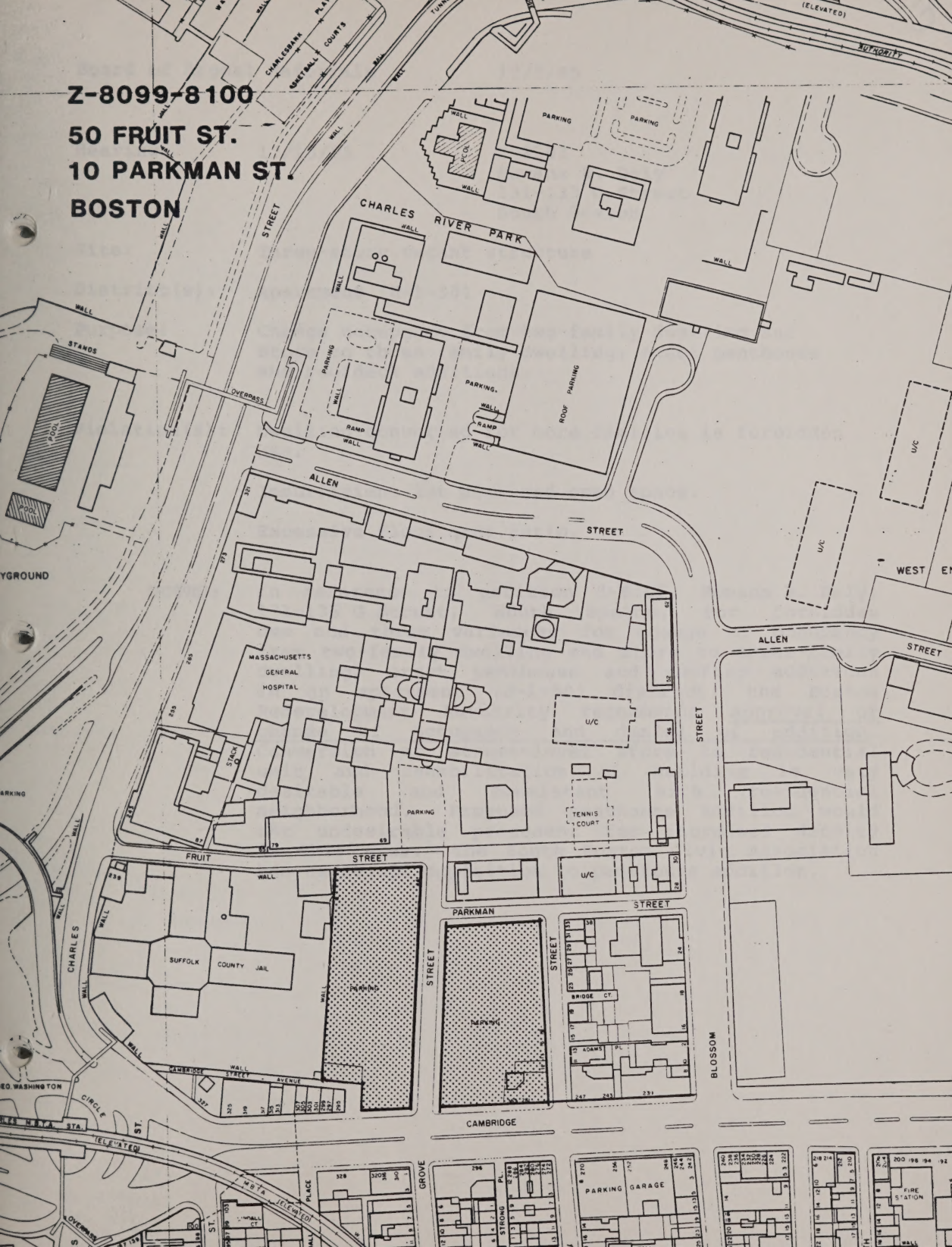
VOTED: In reference to petition Z-8099-8100, Massachusetts General Hospital, 50 Fruit Street & 10 Parkman Street, Boston, for two conditional uses to erect signs in an apartment Planned Development Area subdistrict, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for final design review approval. Nonilluminated signs "Massachusetts General Hospital" to be erected on facades of two parking garages perpendicular to Cambridge Street at main entrance of hospital for identification and visibility purposes are appropriate. Design review has been ongoing.

Z-8099-8100

50 FRUIT ST.

10 PARKMAN ST.

BOSTON



Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8102
Rowana B. Daly
131-133 G Street
South Boston

Site: Three-story vacant structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling; erect penthouse and roofdeck additions.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

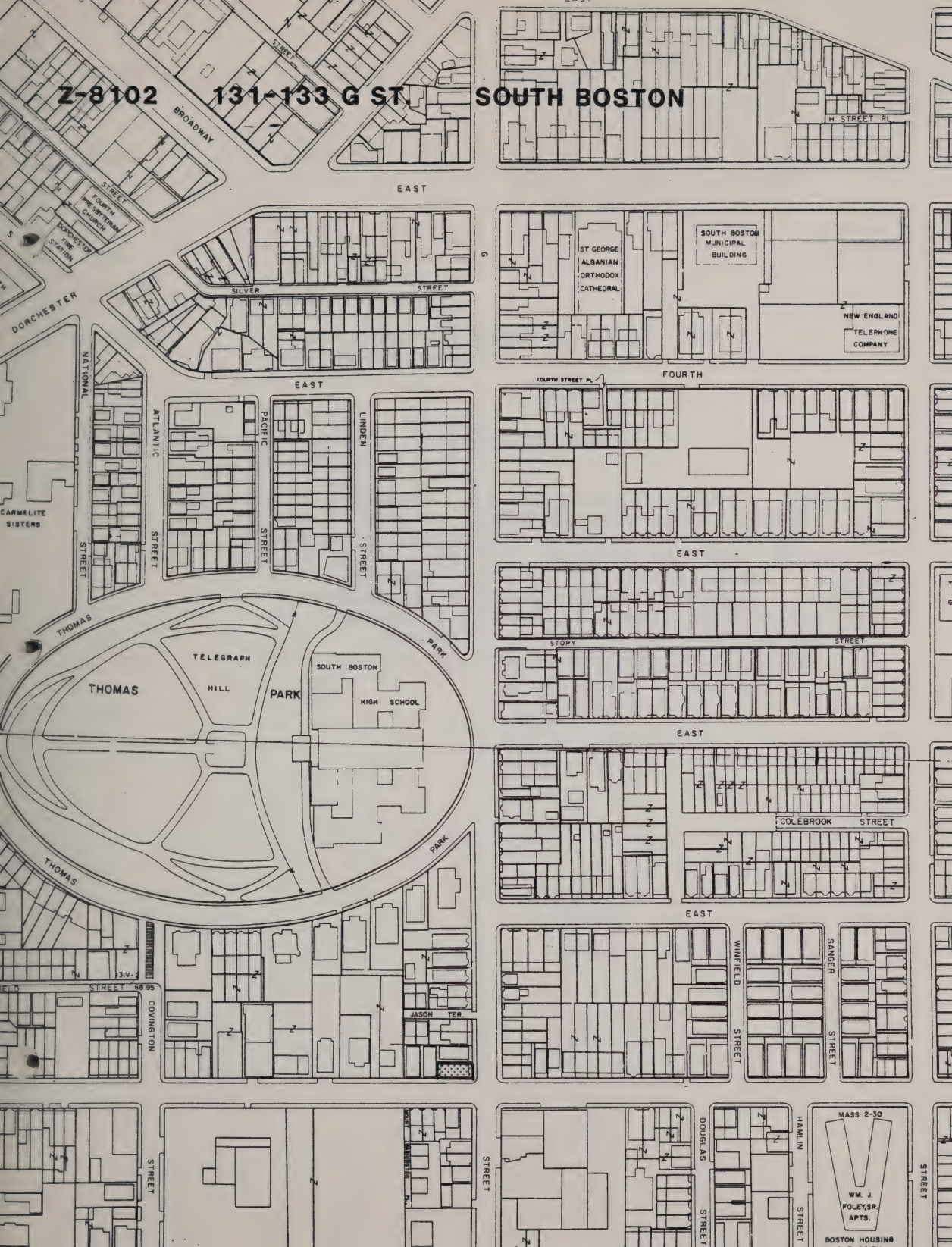
Excessive floor area ratio.

VOTED: In reference to petition Z-8102, Rowana B. Daly, 131-133 G Street, South Boston, for forbidden use and three variances for change of occupancy from two-family dwelling and store to three-family dwelling; erect penthouse and rooftop additions in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval of change of occupancy and denial of addition. Conversion of street-level store to residential unit and rehabilitation of building is very desirable and consistent with residential neighborhood. Proposed penthouse addition would set undesirable precedent for increased density in this area. The South Boston Civic Association has expressed opposition to penthouse addition.

Z-8102

131-133 G ST.

SOUTH BOSTON



Hearing: 12/10/85 Z-8104
Mary E. & John D. Peters
451 Beacon Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from four-family dwelling to
same and art gallery.

Violation(s): Art gallery is forbidden use.

VOTED: In reference to petition Z-8104, Mary E. &
John D. Peters, 451 Beacon Street, Boston, for
forbidden use for change of occupancy from
four-family dwelling to same and art gallery in
an apartment (H-3) district, the Boston
Redevelopment Authority recommends denial. Proposed
art gallery is incompatible with residential area
and represents commercial encroachment.
Neighborhood Association of Back Bay is opposed.

Z-8104 451 BEACON ST. BOSTON



Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8105
Vasilios Davos
17 Adamson Street
Brighton

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8105, Vasilios Davos, 17 Adamson Street, Brighton, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral so that the Authority may consider the appeal in light of the proposed IPOD guidelines. The City is currently in the process of developing an Interim Planning Overlay District (IPOD) in Allston-Brighton.



Z-8105 15 ADAMSON ST. BRIGHTON

Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8107
Paul Berkovitz
60 Rutland Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Erect rear dormer addition to five-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8107, Paul Berkovitz, 60 Rutland Street, Boston, for conditional use to erect dormer addition to five-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Addition would impair the continuity of existing roofline and set an unwanted precedent.

Z-8107

60 RUTLAND ST.

BOSTON



Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8108
Gizella Mouratian, Trustee
50 Hemlock Road
West Roxbury

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-8108, Gizella Mouratian, 50 Hemlock Road, West Roxbury, for three variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the proviso that plans are submitted to the Authority for design review approval. Second-story addition created needed bedroom space. Existing yard deficiencies has not increased.

Z-8108

50 HEMLOCK RD. WEST ROXBURY



Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8109
Gold Associates
448 Shawmut Avenue
Boston

Site: 3½-story structure

District(s): Apartment (H-2)

Purpose: Erect rear dormer addition to four-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8109, Gold Associates, 448 Shawmut Avenue, Boston, for conditional use to erect rear dormer addition to four-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Petitioner proposes to remove existing dormer and erect new dormer twelve feet more in length. Addition would change roofline and architectural character of building.

Z-8109 - 448 SHAWMUT AVE. BOSTON



Hearing: 12/10/85 Z-8110
Frank Angiulo
Frank Pezzano, Lessee
284-286 Hanover Street
Boston

Site: Five-story structure

District(s): Local business (L-2)

Purpose: Extend restaurant use into basement area; increase capacity from 40 to 80 seats.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8110, Frank Angiulo & Frank Pezzano, Lessee, 284-286 Hanover Street, Boston, for variance to extend restaurant use to basement and increase capacity from 40 to 80 seats in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Existing basement storage space will be used to expand street-level "U Sarraceno" restaurant. Forty additional seats will be provided. No exterior alterations. Restaurant is consistent with mixed residential-commercial nature of neighborhood. City of Boston Licensing Board approved expansion on August 20. No response from community.

Z-8110 - 284-286 HANOVER ST. BOSTON



Hearing: 12/10/85 Z-8112
Hillhaven of Massachusetts, Inc.
100 VFW Parkway
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to nursing home.

Violation(s): Nursing home is forbidden use.

VOTED: In reference to petition Z-8112, Hillhaven of Massachusetts, Inc., 1100 VFW Parkway, West Roxbury, for forbidden use to erect one-story addition to nursing home in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that screening fence be erected at rear of property per agreement with abutters; that plans be submitted to the Authority for design review approval. Nursing home has existed at site approximately sixteen years. Addition will expand kitchen facilities and create new staff lounge and rear loading dock. One bed will be added to 146-bed nursing home. Petitioner has held neighborhood meeting to discuss plans. Abutters requested fencing as a visual screen.

ST. JOSEPH'S
CEMETERY

VETERANS

OF
FOREIGN
WARS

PARK
LANE

WELL

STREET

LAUREL

FRANCISCA

STREET

STREET ELLSWOOD ST

FARRAGUT ELLSWOOD

VETERANS

OF
FOREIGN
WARS

WARS

DURANT

ST

DURANT ST

ST

STREET

VERMONT

ST

SANBORN

ST

AVENUE

ST

CHESBROUGH

ST

VARICK

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

JOSEPH'S CEMETERY

FARRAGUT ST

AMESBURY

BAKER

PLACE

Z-8112 1100 V.F.W. PARKWAY WEST ROXBURY

Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8113
Robert Flood
74 East Brookline Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Legalize occupancy as four apartments.

Violation(s): Dwelling converted for more families is conditional use.

VOTED: In reference to petition Z-8113, Robert Flood, 74 East Brookline Street, Boston, for conditional use to legalize occupancy for four apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that petitioner review plans with Worcester Square Area Neighborhood Association. No record of legal occupancy. Four-apartment structure consistent with neighborhood residential character.

Z-8113

74 EAST BROOKLINE ST.

BOSTON

Hearing: 12/10/85 Z-8114
Donato DiPietro
74 Frankfort Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Enclose three rear porches of six-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8114, Donato DiPietro, 74 Frankfort Street, East Boston, for variance to enclose three rear porches of six-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Enclosure of porches will allow privacy and tend to screen residents from abutting auto rental parking lot activity.



Z-8114

74 FRANKFORT ST.

EAST BOSTON

Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8116
Little Sisters of the Assumption
45 Magnolia Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from convent to same and boarding house for 20 persons.

Violation(s): Boarding house is conditional use.

VOTED: In reference to petition Z-8116, Little Sisters of the Assumption for conditional use for change of occupancy from convent to convent and boarding house for twenty persons in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The Little Sisters of the Assumption convent has existed at this location since 1948 providing services to the community. The shelter for seven to eight families (twenty persons maximum) has been in operation with funding from State Department of Welfare for the past two years. Plan to legalize shelter has been reviewed with community and there is no opposition.

Z-8116 45 MAGNOLIA ST. DORCHESTER



Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8118
David Berwick & Scott Nelson
30 Union Street
Brighton

Site: 5,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, width, frontage, side yard
and off-street parking.

VOTED: In reference to petition Z-8118, David Berwick & Scott Nelson, 30 Union Street, Brighton, for six variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing. This lot consists largely of ledge; the right side is steeply graded ledge. Concerns are: appropriateness of site, density, provision of off-street parking, area and yard violations and construction (noise and blasting). These conditions must be addressed and resolved. Petitions exist for and against proposal.



Z-8118 30 UNION ST. BRIGHTON

Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8119
Louis J. Rubbico
71 Chestnut Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from two apartments and interior decorator shop to two apartments and boutique.

Violation(s): Boutique and beauty shop are forbidden use.

VOTED: In reference to petition Z-8119, Louis J. Rubbico, 71 Chestnut Street, Boston, for two forbidden uses for change of occupancy from two apartments and interior decorator shop to two apartments and boutique-beauty salon in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Boutique and beauty shop are forbidden uses and they are inappropriate in this residential area. They would create an unwanted precedent and encourage further commercial encroachment. Beacon Hill Civic Association is opposed.



Z-8119

71 CHESTNUT ST. BOSTON

Hearing: 12/7/85 Z-8120
J. M. Realty Trust
47 Ridge Street
Roslindale

Site: 5,773 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, and
off-street parking.

VOTED: In reference to petition Z-8120, J. M. Realty Trust, 47 Ridge Street, Roslindale, for four variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking be provided; that plans be submitted to the Authority for design review approval. Site formerly accommodated a two-family dwelling. Needed housing will be provided.

Z-8120

47 RIDGE ST.

ROSLINDALE

JAMES F. HEALY

PLAYGROUND



Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8121
Book Associates
423-429 Boylston Street
Boston

Site: 3,956 Square feet

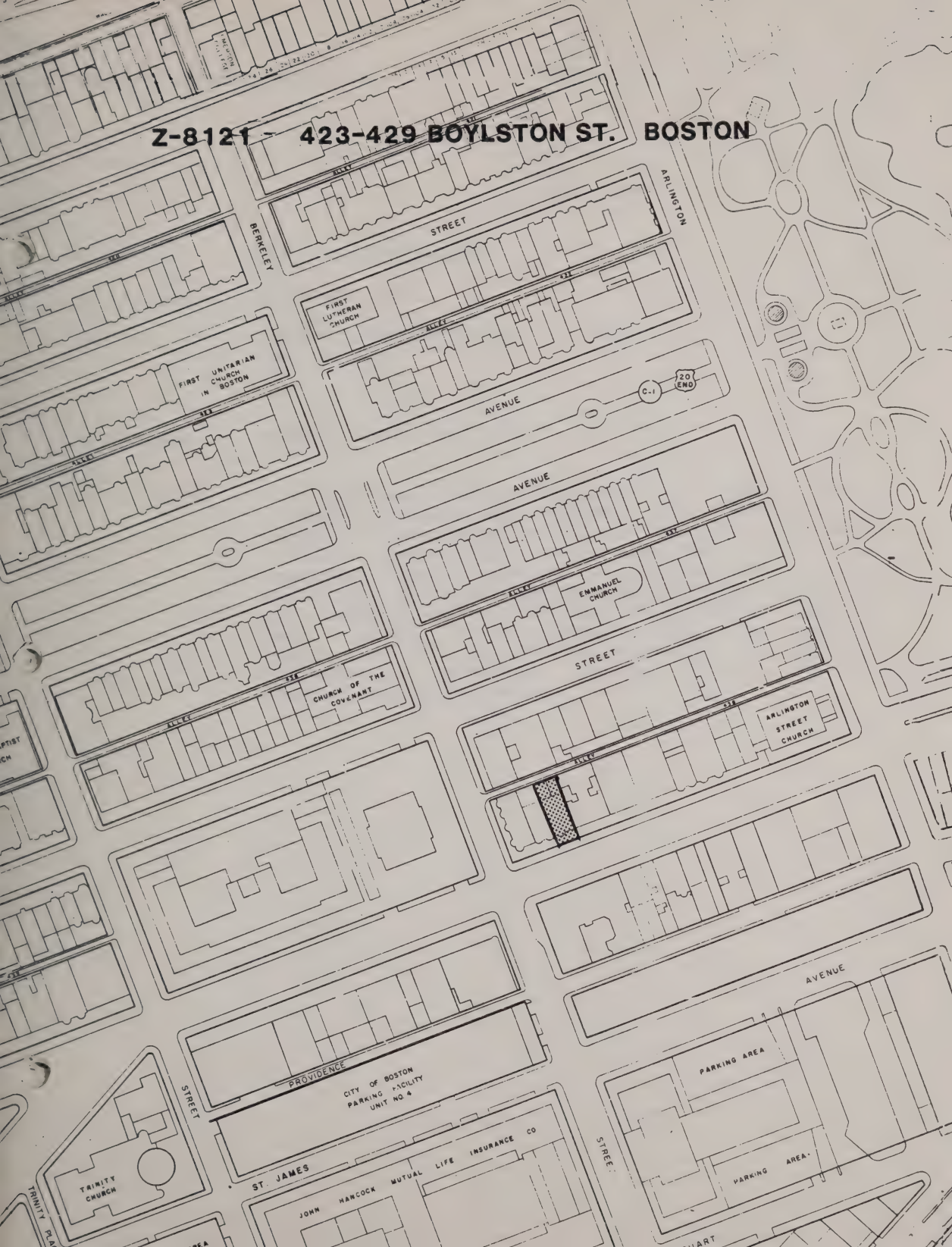
District(s): General business (B-10-155)

Purpose: Erect nine-story office, retail, and restaurant structure.

Violation(s): Restaurant is conditional use.
Insufficient rear yard.

VOTED: In reference to petition Z-8121, Book Associates, 423-429 Boylston Street, Boston, for conditional use and variance to erect nine-story office, retail, and restaurant structure in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed structure is consistent with guidelines of Interim Report of the Boylston Street study. Certificate of Appropriateness has been granted by Back Bay Architectural Commission.

Z-8121 - 423-429 BOYLSTON ST. BOSTON



Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8122
Frank Rolinson
5 Badger Place
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from paint shop to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8122, Frank Rolinson, 5 Badger Place, Charlestown, for variance for change of occupancy from paint shop to one-family dwelling and erect one-story addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Structure is located at rear of several dwellings in congested one-, two-, and three-family neighborhood. Petitioner must meet with Authority and abutters to resolve concerns: access, egress, vehicle access, and design plans.



Z-8122

5 BADGER PLACE

CHARLESTOWN

Hearing: 12/17/85 Z-8123
Linda S. Konnersman, Trustee
42-44 Garden Street
Boston

Site: 3½-story structure--four apartments

District(s): Apartment (H-2-65)

Purpose: Expand first-floor apartment.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8123,
Linda S. Konnersman, Trustee, 42-44 Garden Street,
Boston, for variance to expand first-floor apartment
in an apartment (H-2-65) district, the Boston
Redevelopment Authority recommends approval.
Existing unused basement space will become part
of first-floor apartment. No increase in number
of units. No exterior changes to structure.



Z-8123

42-44 GARDEN ST. BOSTON

Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8124
John Rowley
62 Gordon Street
Allston

Site: 3½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as four apartments.

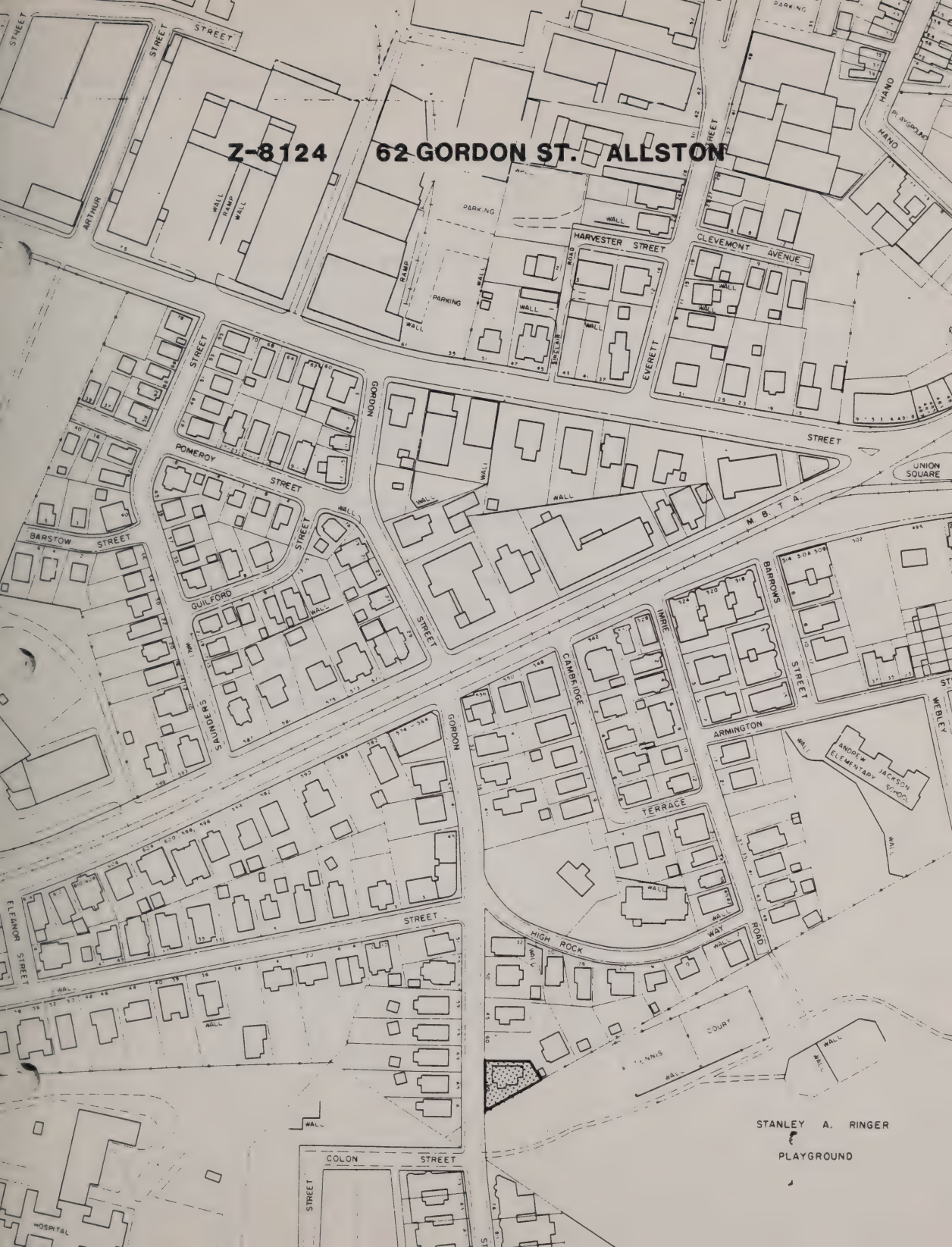
Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8124, John Rowley, 62 Gordon Street, Allston, for forbidden use and variance to legalize occupancy as four apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral so that the Authority may consider the appeal in light of proposed IPOD guidelines. The City is currently in the process of developing an Interim Planning Overlay District (IPOD) in Allston-Brighton.

Z-8124

62 GORDON ST. ALLSTON



STANLEY A. RINGER

PLAYGROUND

Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8130
Lloyd W. Prescott
34-36 H Street
South Boston

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to right side of warehouse structure.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-8130, Lloyd W. Prescott, 34-36 H Street, South Boston, for two variances to erect one-story addition to right side of warehouse structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Illegal addition immediately abuts residential properties in mixed residential-manufacturing area. Inspectional Services Department complaint outstanding. South Boston Citizens Association leader indicates community is strongly opposed.



Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8131
Matthew Chaet
428 Cambridge Street
Allston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from sales of paints and equipment to auto body repair shop garage; erect one-story rear addition.

Violation(s): Repair shop garage is conditional use.

VOTED: In reference to petition Z-8131, Matthew Chaet, 428 Cambridge Street, Allston, for conditional use for change of occupancy from sales of paints and equipment to auto body repair shop garage and erect one-story addition in a general business (G-1) district, the Boston Redevelopment Authority recommends deferral so that the Authority may consider the appeal in light of proposed IPOD guidelines. The City is currently in the process of developing an Interim Planning Overlay District (IPOD) in Allston-Brighton.



Z-8131 428 CAMBRIDGE ST. ALLSTON

Board of Appeal Referrals

12/5/85

23

Hearing: 12/17/85 Z-8133-8134
Rocco Cammarata
621-625 East Second Street
South Boston

Site: Two three-story structures

District(s): Apartment (H-1-50)

Purpose: Subdivide; legalize occupancies as two three-family dwellings.

Violation(s): Insufficient lot area, access, and front yard.

VOTED: In reference to petitions Z-8133-8134, Rocco Cammarata, 621-625 East Second Street, South Boston, for four variances to subdivide and legalize occupancies for two three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with following proviso: that properties be owner occupied. No record of legal occupancies. Three-family dwellings existing and consistent with neighborhood.



Z-8133-8134

621-625 EAST SECOND ST. SOUTH BOSTON

Hearing: 12/17/85 Z-8135-8136
Henry Parodi
728R-730R East Eighth Street
South Boston

Site: 3,480 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, front yard, and rear yard.

VOTED: In reference to petition Z-8135-8136, Henry Parodi, 728R-730R East Eighth Street, South Boston, for ten variances to erect two one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral of hearing. Petitioner died shortly after filing this appeal. Estate is in process of settlement and Executor has been unable to address and resolve neighborhood concerns: density, off-street parking, and landscaping.



Z-8135-8136

728(R)-730(R) EAST EIGHTH ST. SOUTH BOSTON

Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8137
Goodyear Tire Company
Mattes Management Co., Inc.
1341-1355 Boylston Street
Boston

Site: One-story structure

District(s): General business (B-2)

Purpose: Use premises for accessory parking for 55 cars.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-8137, Goodyear Tire Company & Mattes Management Co., Inc., 1341-1355 Boylston Street, Boston, for conditional use to use premises for accessory parking for 55 cars in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Petitioner proposes to use Goodyear Tire Company property for temporary parking when activity occurs at Fenway Park. Access and circulation as indicated on plans are inadequate. The area presently has an overabundant supply of parking lots; streets are congested and proposal will further deteriorate mixed commercial-residential area. Fenway Civic Association is on record as opposing further surface parking lots in the West Fens.



Z-8137

1341-1355

BOYLSTON ST. BOSTON

Board of Appeal Referrals

12/5/85

Hearing: 12/10/85 Z-8143
Joan DeSalvo
597 Metropolitan Avenue
Hyde Park

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petition Z-8143, Joan DeSalvo, 597 Metropolitan Avenue, Hyde Park, for forbidden use and variance for change of occupancy from two to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that three off-street parking spaces be provided; that plans inclusive of new dormer be submitted to the Authority for design review approval. Proposal is compatible with mixed one-, two-, three-, and four-family neighborhood.

Z-8143

597 METROPOLITAN AVE.

HYDE PARK



Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8167
John W. Desch, Jr.
286 Bowen Street
South Boston

Site: 2½-story structure

District(s): Apartment (H-1-50)

Purpose: Erect rear deck.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8167, John W. Desch, Jr., 286 Bowen Street, South Boston, for variance to erect rear deck in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. New rear open deck will replace existing deteriorated structure. Immediate abutters have expressed support.



Z-8167

286 BOWEN ST.

SOUTH BOSTON

TELEGRAPH

Hearing: 12/10/85 Z-8189
Cass House Associates
140 Humboldt Avenue
Roxbury

Site: 41,551 Square feet of land

District(s): General business (B-1)

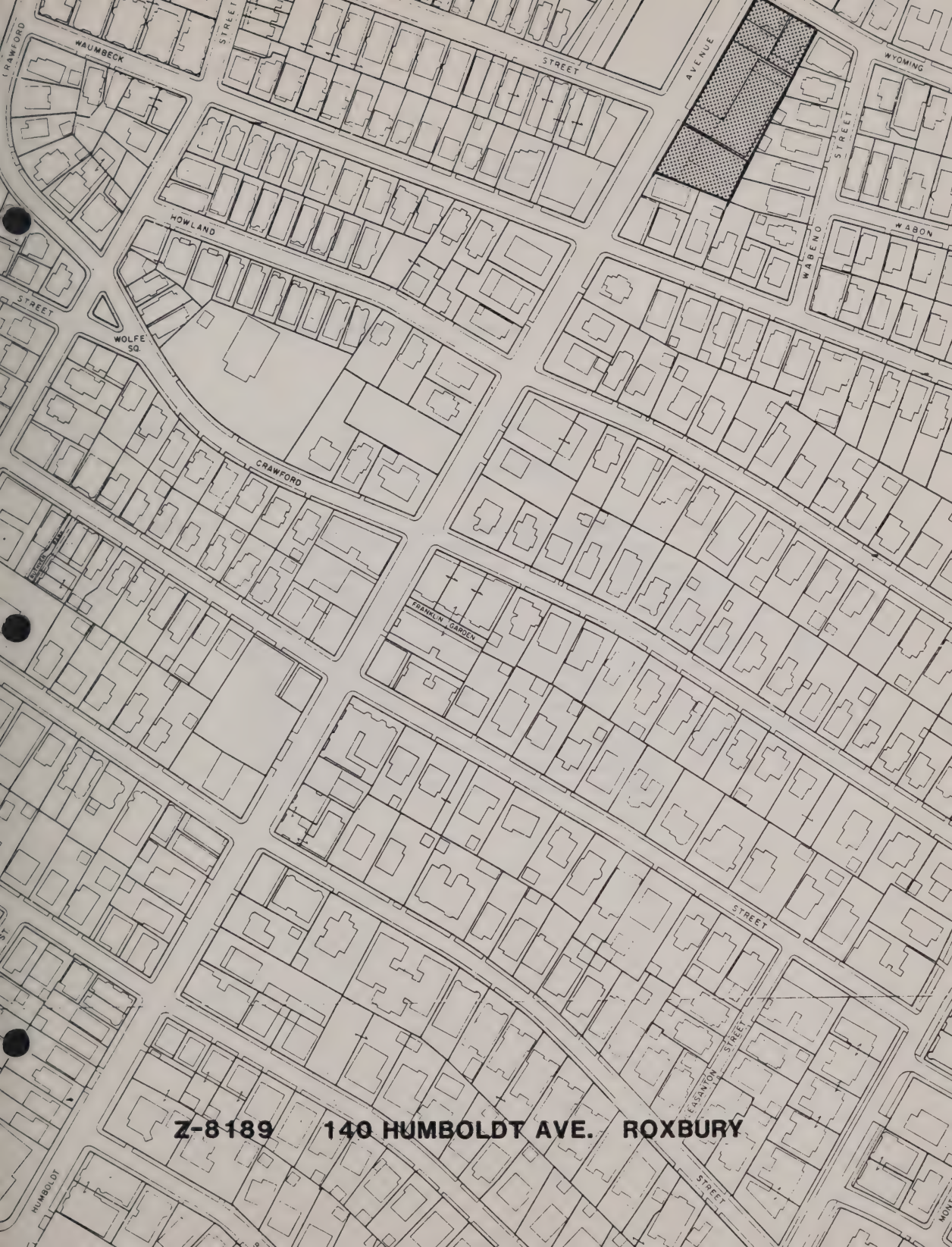
Purpose: Erect four-story 41-unit apartment structure.

Violation(s): Parking not allowed in required front yard nor within five feet of side lot line.

Insufficient lot area, open space, and rear yard.

Excessive height of building.

VOTED: In reference to petition Z-8189, Cass House Associates, 140 Humboldt Avenue, Roxbury, for five variances to erect four-story 41-unit apartment structure in a residential (R-.8) and general business (B-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Appellant has been tentatively designated by the Authority to develop proposed rental housing for low- and moderate-income families. Design conforms with the standards established for the community and development is consistent with City and Authority housing policy.



Z-8189

140 HUMBOLDT AVE.

ROXBURY

12/5/85

Hearing: 12/17/85 Z-8254
Anthony Virgilio
396 Meridian Street
East Boston

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Extension of nonconforming use.
Excessive floor area ratio.

VOTED: In reference to petition Z-8254, Anthony Virgilio, 396 Meridian Street, East Boston, for extension of nonconforming use and variance for change of occupancy from three- to four-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Although the neighbors welcome renovation of this vacant building, they are seriously concerned about the lack of off-street parking; the combination of recent conversions and the potential for more within the neighborhood have generated the parking needs. Authority would support proposal if off-street parking is provided for existing and additional units.



Z-8254 396 MERIDIAN ST. EAST BOSTON

Hearing: 12/10/85 Z-8262
Trustees of Urban Renaissance
Properties Realty Trust
350 West Fourth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

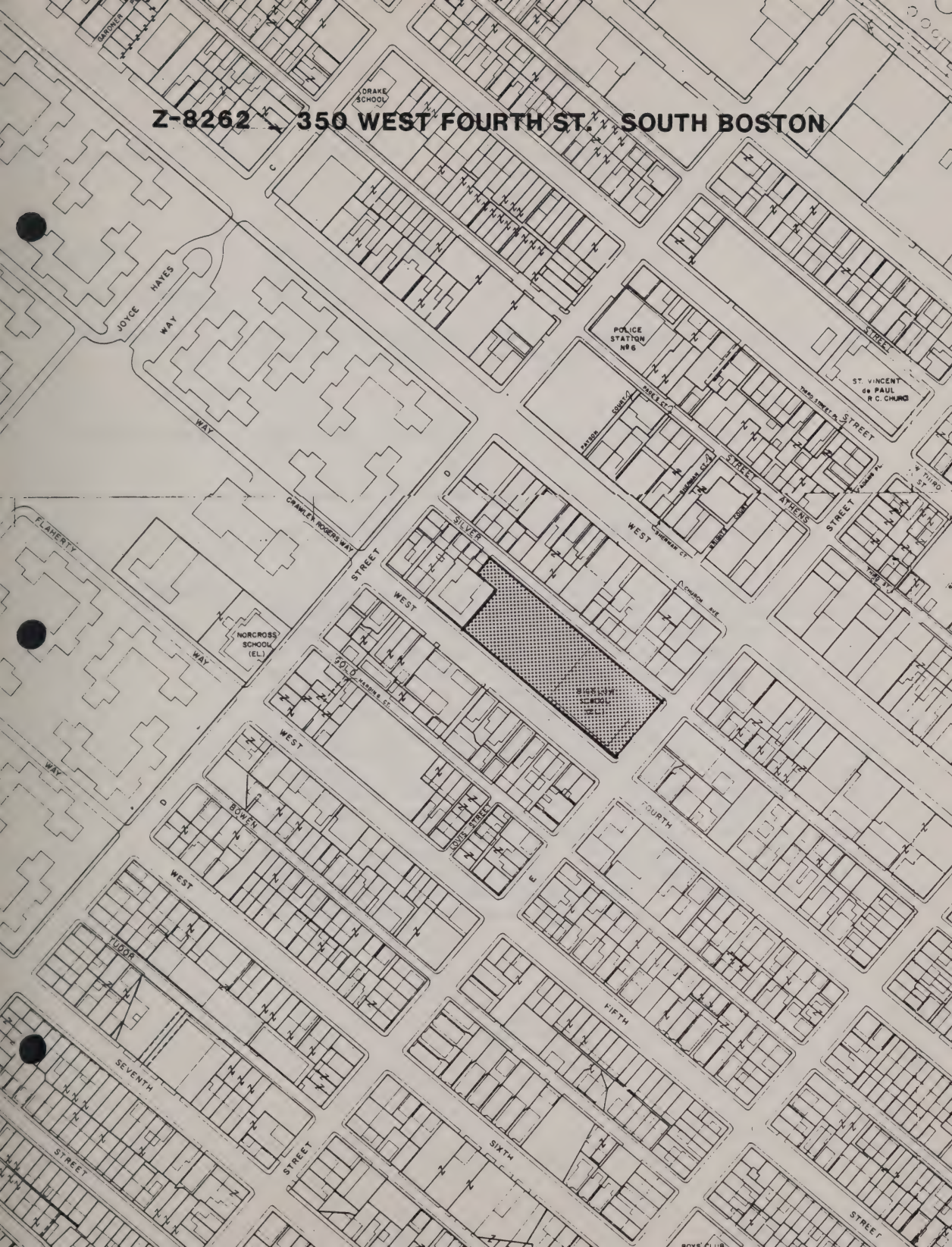
Purpose: Change occupancy from school to 50 apartments.

Violation(s): Excessive floor area ratio.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8262, Trustees of Urban Renaissance Properties Realty Trust, 350 West Fourth Street, South Boston, for three variances for change of occupancy from school to 50 apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral of hearing for a limited period of time. Conversion of former City of Boston Bigelow School to 50 apartments is proposed. Petitioner must review plans with Authority and meet with community. Authority will submit a report to the Board of Appeal after review and resolution of neighborhood and planning concerns. Housing is a priority in the City, and a comprehensive review of plans is needed.

Z-8262 350 WEST FOURTH ST. SOUTH BOSTON



Hearing: 12/10/85 Z-8287-8288
Tenant Development Corporation
395-397 & 400 Massachusetts Avenue
Boston

Site: Two three-story structures (395-397); 13,140 Square
feet of land

District(s): General business (B-2)

Purpose: Combine buildings for ten apartments; erect nine-story
48-unit apartment, restaurant and office structure.

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area.

Insufficient front yard and off-street parking.

VOTED: In reference to petitions Z-8287-8288, Tenant Development Corporation, 395-397 & 400 Massachusetts Avenue, Boston, for forbidden use and four variances to combine buildings for ten apartments and erect nine-story 48-unit apartment, restaurant and office structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for final design review approval. Appellant has been tentatively designated to develop low- and moderate-income rental housing and 2600 square feet of retail space. Design review is ongoing. Developer has reviewed plans with Claremont and Wellington Neighborhood Associations and South End Historical Society. Authority and developer are working to secure twenty off-street parking spaces.

U.S.
POST
OFFICE
ASTOR STATION

Z-8287-8288

395-397 & 400 MASSACHUSETTS AVE. BOSTON



Board of Appeal Referrals

12/5/85

Hearing: 12/17/85 Z-8317
Donald & Christine McGee
8 Walter Street
Roslindale

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling and
doctor's office to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petition Z-8317,
Donald & Christine McGee, 8 Walter Street,
Roslindale, for forbidden use and variance for
change of occupancy from one-family dwelling and
doctor's office to two-family dwelling in a
residential (R-.5) district, the Boston
Redevelopment Authority recommends approval.
Two-family dwelling existing since 1978 without
apparent complaint. Consistent with predominant
two-family neighborhood.



Z-8317

8 WALTER ST.

ROSLINDALE

